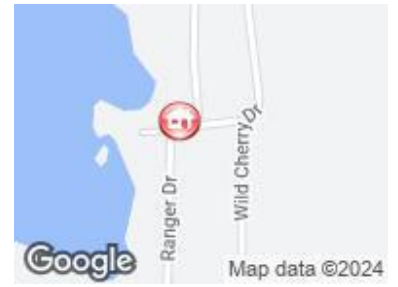


CLIENT VIEW - DYNAMIC

MLS # 50144248
Address Lot 104 Birch Park Drive
Area (Municipality) Grout Twp (26010)
Mail City Gladwin
County Gladwin
State MI
Zip 48624
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Active
Asking Price \$5,500

**PUBLIC REMARKS**

Public Remarks Nice lot not far from the lake with driveway in and ready for someone to enjoy. Get ready to enjoy the summer and lake. Build or put a garage up for extra storage. Call or take a look at it today!

PROPERTY & LOCATION

| | | | |
|-------------------------|---------------------------|---------------------------|---|
| Style | Vacant Land | Survey On File Y/N | No |
| Encroachment Y/N | No | Site Condo Y/N | No |
| Waterfront Y/N | No | Body of Water | Kerswill access |
| Frontage | 61 | Lot Size | 61.02x145.45x60x134.36 |
| Acreage | 0.19 | Cross Street 1 | Ranger |
| Cross Street 2 | Birch Park | Directions | M61 West of town to Grout Rd, left to Kerswill Rd, right to Ranger, left and follow to the left to stop sign and lot is straight ahead of the sign. |
| Side of Street | S | Subdivision | Kerswill Lake No 2 |
| Municipality | Grout Twp | Municipality Type | Township |
| School District | Gladwin Community Schools | Property ID | 100-101-000-104-00 |

LEGAL DESCRIPTION

Legal Description T18N R2W KERSWILL LAKE NO 2 LOT 104

TAX & FINANCIAL

| | | | |
|----------------------------------|------------|---------------------------------|---------|
| Subj to Short Sale Apprvl | No | Ownership | Private |
| Owners Name | Moulton | Association Y/N | Yes |
| Fee Amount | \$55.00 | Fee Schedule | Yearly |
| Assessments Y/N | No | Principal Res Exempt Y/N | No |
| Summer Tax Year | 2024 | Summer Tax Amount | 0.00 |
| Winter Tax Year | 2024 | Winter Tax Amount | 0.00 |
| Total Tax Year | 2024 | Total Tax Amount | 0.00 |
| SEV Year | 2024 | SEV | 6400.00 |
| Taxable Value | \$2,940.00 | | |

FEATURES

| | | | |
|------------------------|------------------------|-----------------------|------------------|
| LOCATION | FINANCIAL TERMS | WATER | UTILITIES |
| Rural | Cash | None | None (Utilities) |
| Subdivision | ROADS | WATER FEATURES | VIEW |
| LOT DESCRIPTION | City/County | Lake/River Access | Rural View |
| Graded | Gravel | No Wake Lake | |
| Platted | SEWER SEPTIC | ZONING | |
| Unpaved | None | Residential | |

LISTING INFORMATION

| | | | |
|------------------------------|--|---------------------------|----------|
| Full Address(es) | Lot 104 Birch Park DR, Gladwin, MI 48624 | FIPS | 26051 |
| Input Date | 6/5/2024 8:06 AM | Original MLS# | 50144248 |
| Originating MLS | Clare Gladwin Board of REALTORS | Original Price | \$5,500 |
| Price Date | 6/5/2024 | Listing Date | 6/5/2024 |
| Listing Exception Y/N | No | Update Date | 6/6/2024 |
| HotSheet Date | 6/5/2024 | Status Date | 6/5/2024 |
| Days On Market | 3 | Cumulative DOM | 3 |
| Days On MLS | 3 | Cumulative DOMLS | 3 |
| Signed Disclosure Y/N | Yes | Guest Listings Y/N | No |
| Contract | Exclusive Right to Sell | Lease Y/N | No |

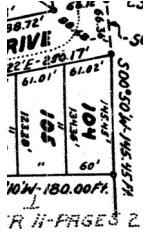
LISTING INFORMATION

| | | | |
|-------------------------|----|---------------------------|---|
| Additional Documents YN | No | Associated Document Count | 1 |
| Picture Count | 2 | | |

MARKETING-VIRT TOURS/IDX/VOW

| | | | |
|----------------------|-----|-------------------------|-----|
| VOW Include | Yes | VOW Address | Yes |
| VOW Comment | No | VOW AVM | Yes |
| IDX Consumer Comment | No | IDX Automated Valuation | Yes |
| IDX Include | Y | | |

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.